

Assembly Square

Planning Board Hearing

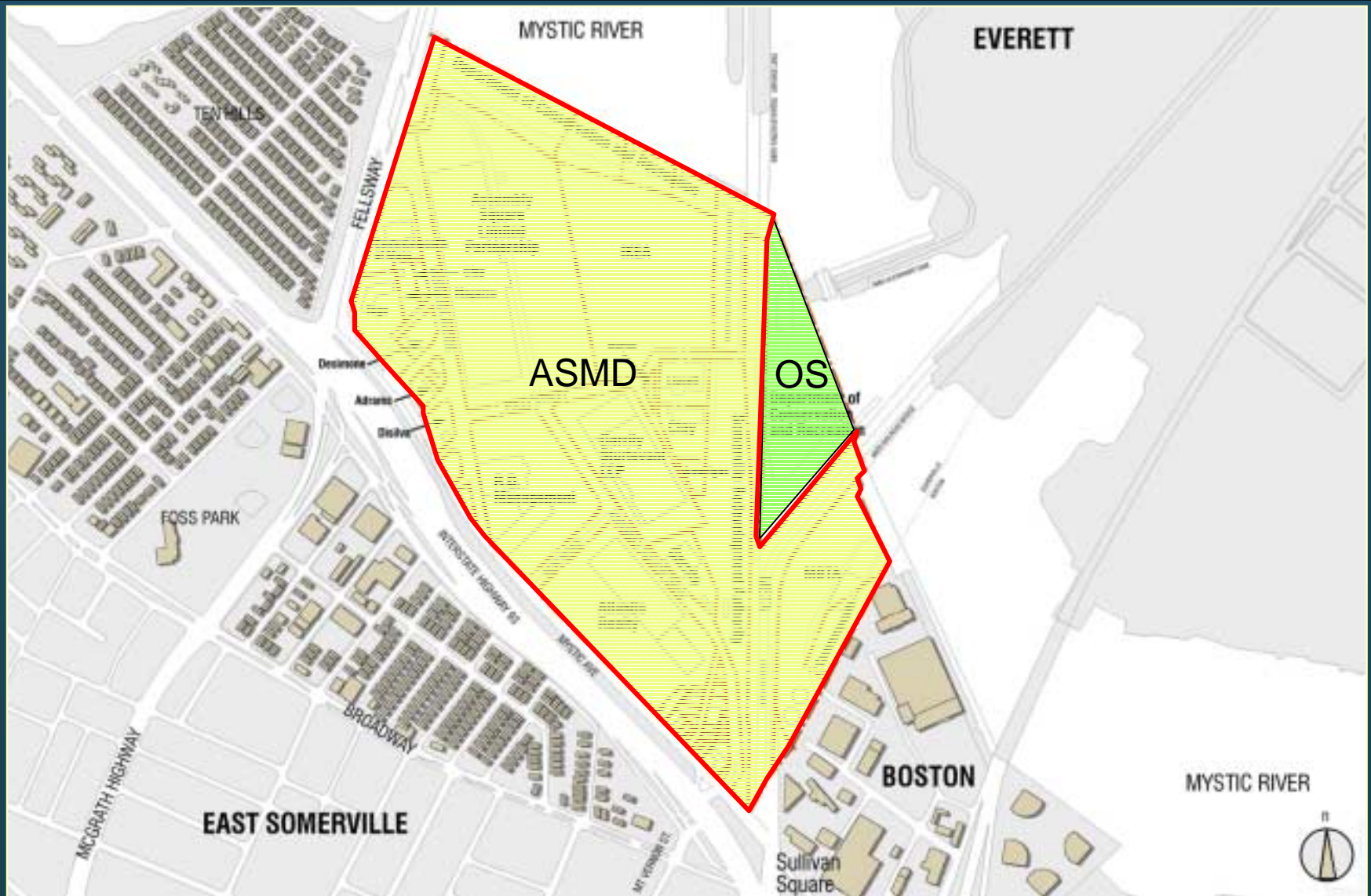
March 18, 2004



Presented by The City of Somerville

Joseph Curtatone, Mayor Office of Housing and Community Development

Zones: Assembly Square Mixed-Use



Assembly Square

The Assembly Square Planning Report



Assembly Square

Recent Development Concepts



Assembly Square

Zoning: Assembly Square Mixed Use District

Purpose

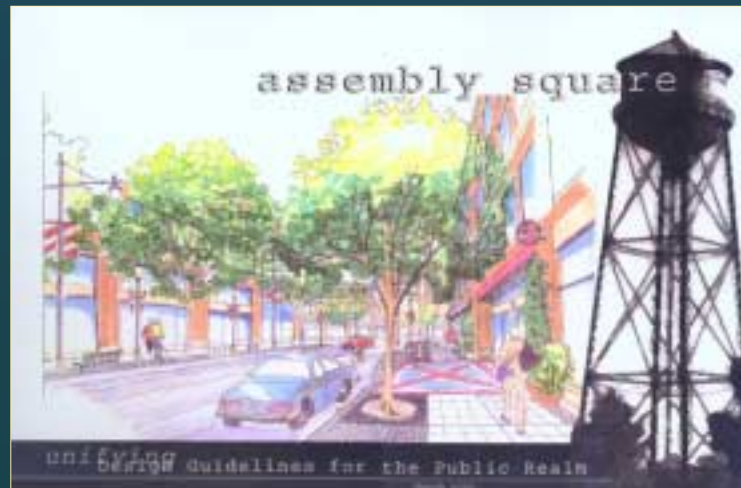
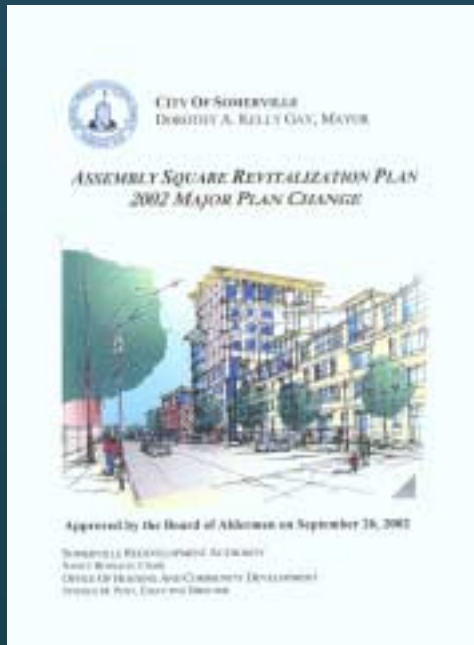
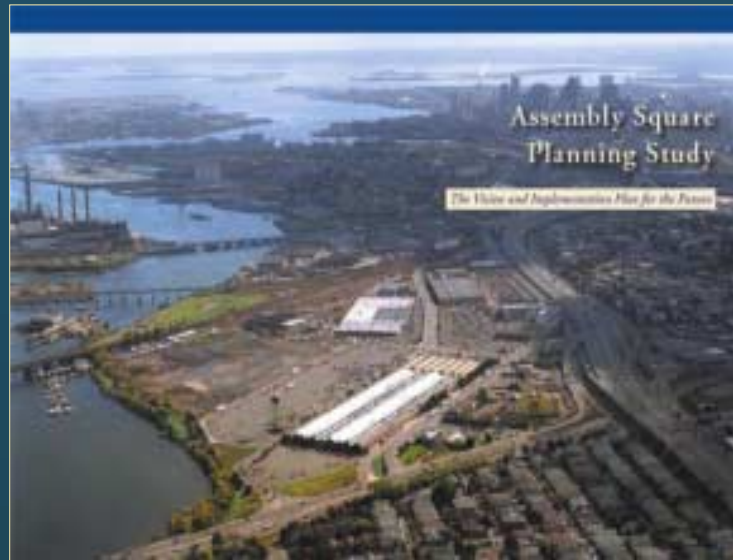
- Replaces underlying zoning and the interim zoning
- Facilitate a mix of uses
- Increase real estate investment and development
- Create new jobs
- Promote access to and within the District
- Replace underutilized land and incompatible uses

Zoning: Assembly Square Mixed Use District

Purpose

- Improve utilities and infrastructure
- Clean environmental contamination
- Improve the Mystic River waterfront
- Create new public open space
- Encourage transit-oriented development
- Increase the supply of affordable housing

Assembly Square Plans



Zoning: Assembly Square Mixed Use District

The Zoning Saga

- March through August, 2003: Drafts, meetings, submittals and discussion
- December 8, 2003: Zoning submitted to Aldermen, Planning Board
- December 23, 2003: Planning Board Hearing
- January 8, 2004: Planning Board Recommendations
- January, February, 2004 : Meetings, discussion, revisions
- March 1, 2004: Zoning submitted to Aldermen, Planning Board

Zoning: Assembly Square Mixed Use District

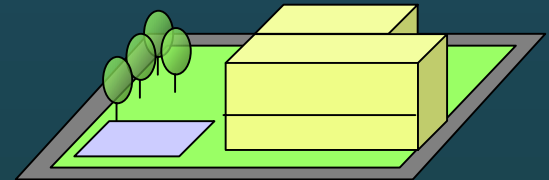
What's Changed, from December 8 to March 1 Zoning?

- New approach that creates incentives for desirable mixed use development: Priority Permitted Uses
- Use of binding agreements (covenants) to ensure mixed-use development along with major retail projects
- Direct response to Commonwealth priorities for transit-oriented development and housing
- Reinstitution of the Waterfront Overlay District as a the zoning tool to establish standards along the Mystic River

Zoning: Development Approval Process

As-of-Right Development

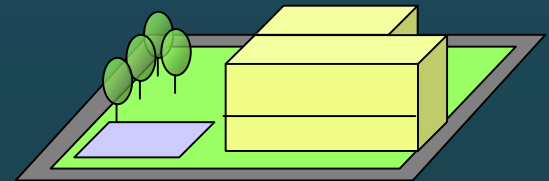
- Available to Permitted Uses
- Less than 10,000 square feet in building area
- Maximum FAR: 1.0
- Maximum Height: 40 feet
- Open Space: 25% total, 10% usable



Zoning: Development Approval Process

As-of-Right Development

- Available to Permitted Uses
- Less than 10,000 square feet in building area
- Maximum FAR: 1.0
- Maximum Height: 40 feet
- Open Space: 25% total, 10% usable



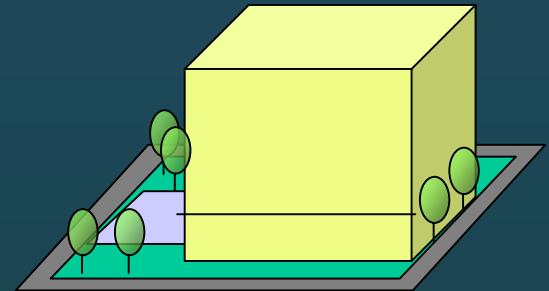
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Building Permit

Assembly Square

Zoning: Development Approval Process

Development

- Available to a list of uses through a Special Permit
- More than 10,000, less than 50,000 square feet in building area
- Maximum FAR: 2.0
- Maximum Height: 50 feet
- Open Space: 25% total, 12.5% usable

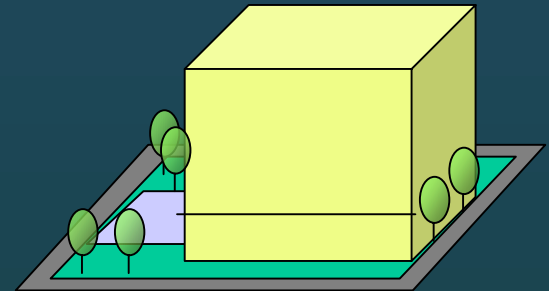


Assembly Square

Zoning: Development Approval Process

Development: Review and Approval (SPSR-A)

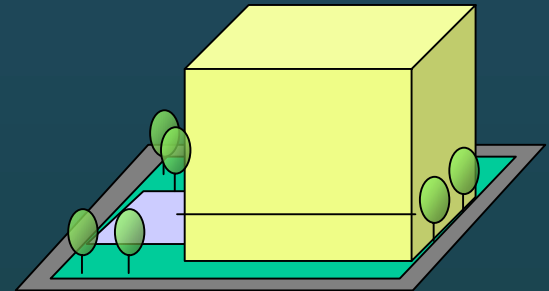
- Transportation Analysis
- Parking Standards
- Landscape Requirements
- Pedestrian Connections
- Design Guidelines



Zoning: Development Approval Process

Development: Review and Approval (SPSR-A)

- Transportation Analysis
- Parking Standards
- Landscape Requirements
- Pedestrian Connections
- Design Guidelines



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Planning Board: Special Permit with Site Plan Review

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Building Permit

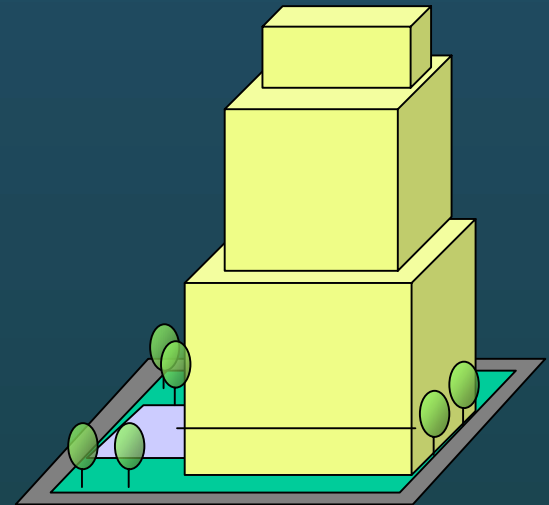
Assembly Square

Zoning: Development Approval Process

Large Development

- Available to a list of uses through a Special Permit
- More than more than 50,000 square feet in area
- Maximum FAR: 10.0
- Maximum Height: 125 feet, or 250 feet within 1000' of the new T Station
- Open Space: 25% total,

Assembly, 5% usable



Zoning: Development Approval Process

Large Development Process (PUD-A)

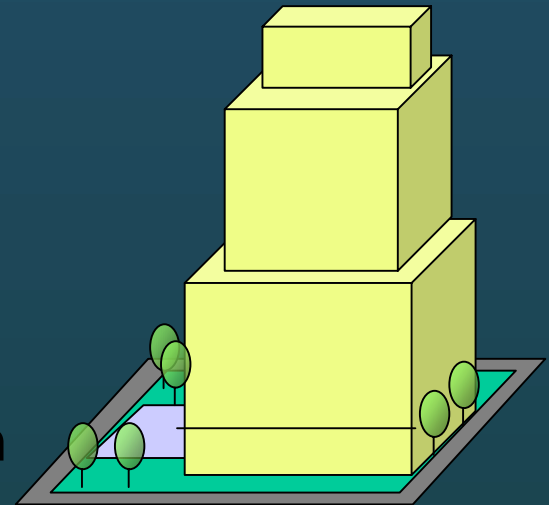
- Step 1: Preliminary Master Plan
(Planning Board and Design Review
Committee)

Planning Board: Preliminary
Master Plan Approval

- Step 2: Special Permit with Site Plan
and Design Review

Planning Board: Special Permit with Site Plan Review

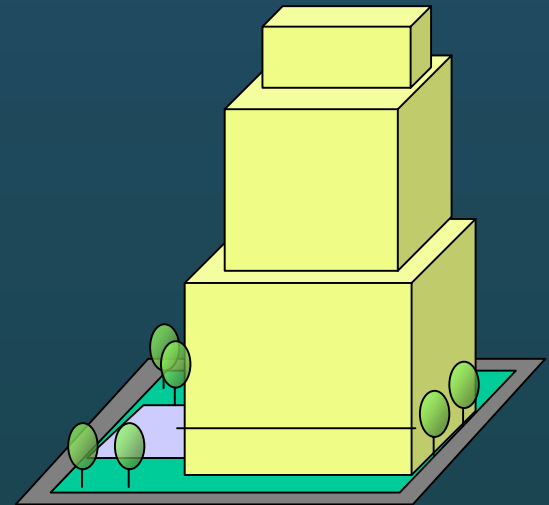
Building Permit



Zoning: Development Approval Process

Review Components for Large Development (PUD-A)

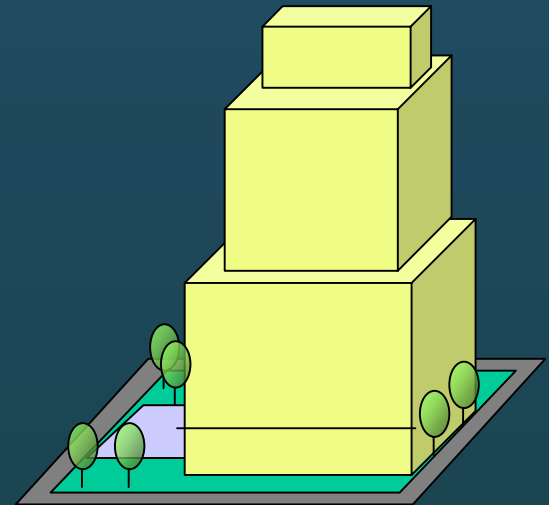
- Transportation Access and Impact Study
- Parking Standards
- Design Guidelines
- Landscape Requirements
- Pedestrian Connections
- Design Guidelines



Zoning: Development Approval Process

Review Participants for Large Development (PUD-A)

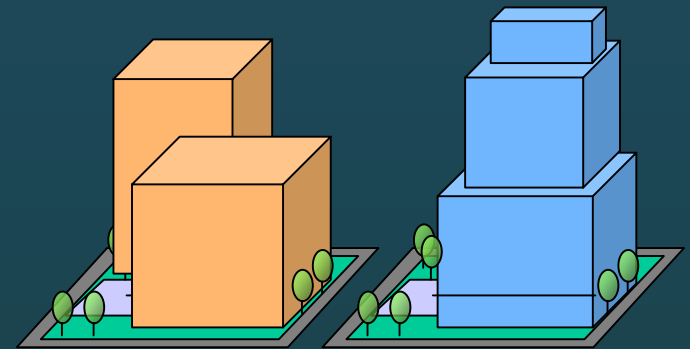
- Planning Board (Special Permit Granting Authority)
- Assembly Square Design Review Committee
- Somerville Redevelopment Authority
- PUBLIC



Zoning: Development Approval Process

Priority Permitted Use Process

- One Step Process
- Only available for Qualifying Multiple Development/Mixed Use Projects



Zoning: Development Approval Process

Priority Permitted Use Process: Qualifying Developments

- Transit- Oriented Development
- Housing
- Mixed Use with a Retenanted Mall
- Mixed Use with a Prior-Approved PUD (IKEA)

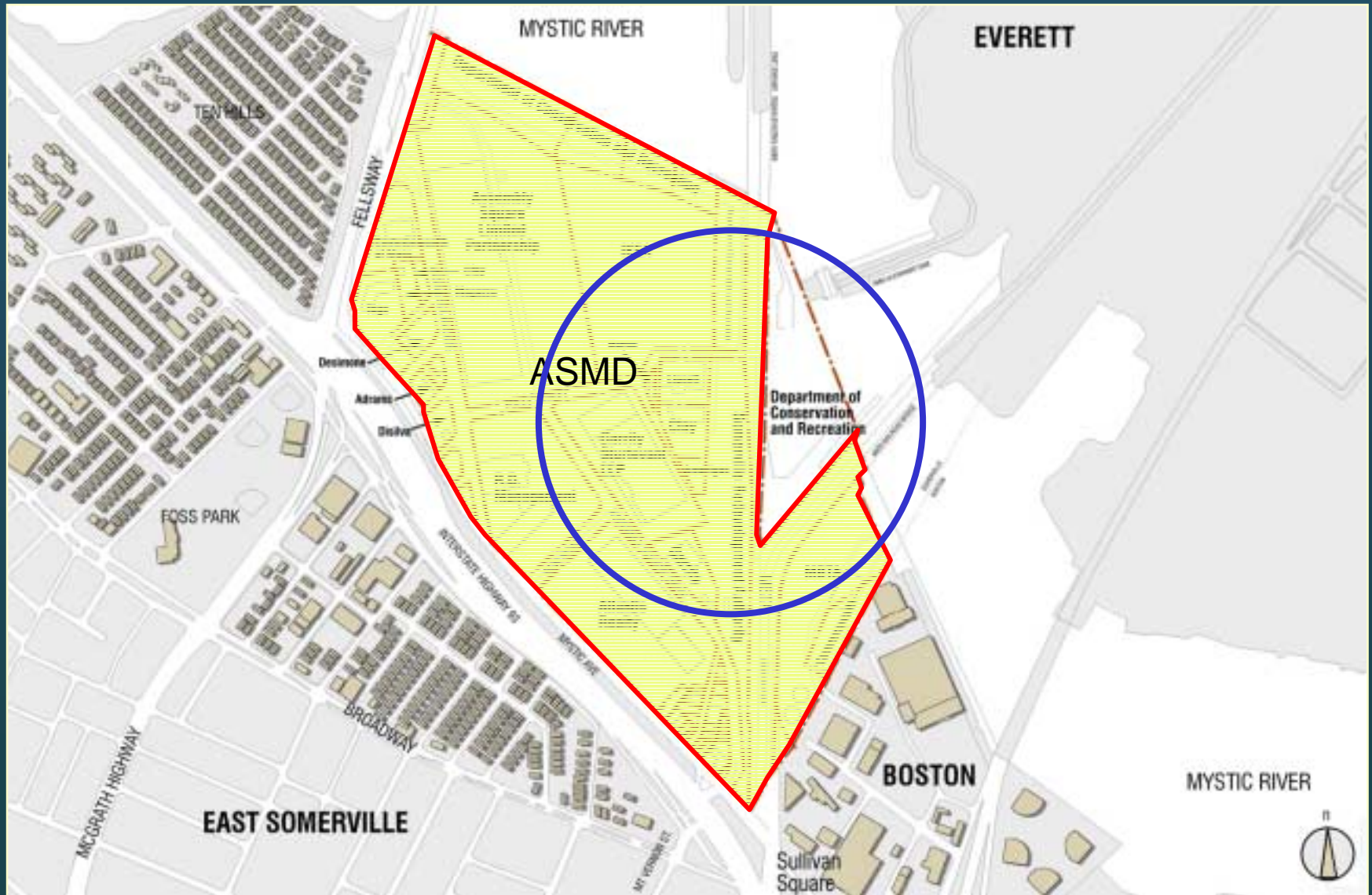
Zoning: Development Approval Process

Priority Permitted Use Process: Qualifying Developments

Transit- Oriented Development

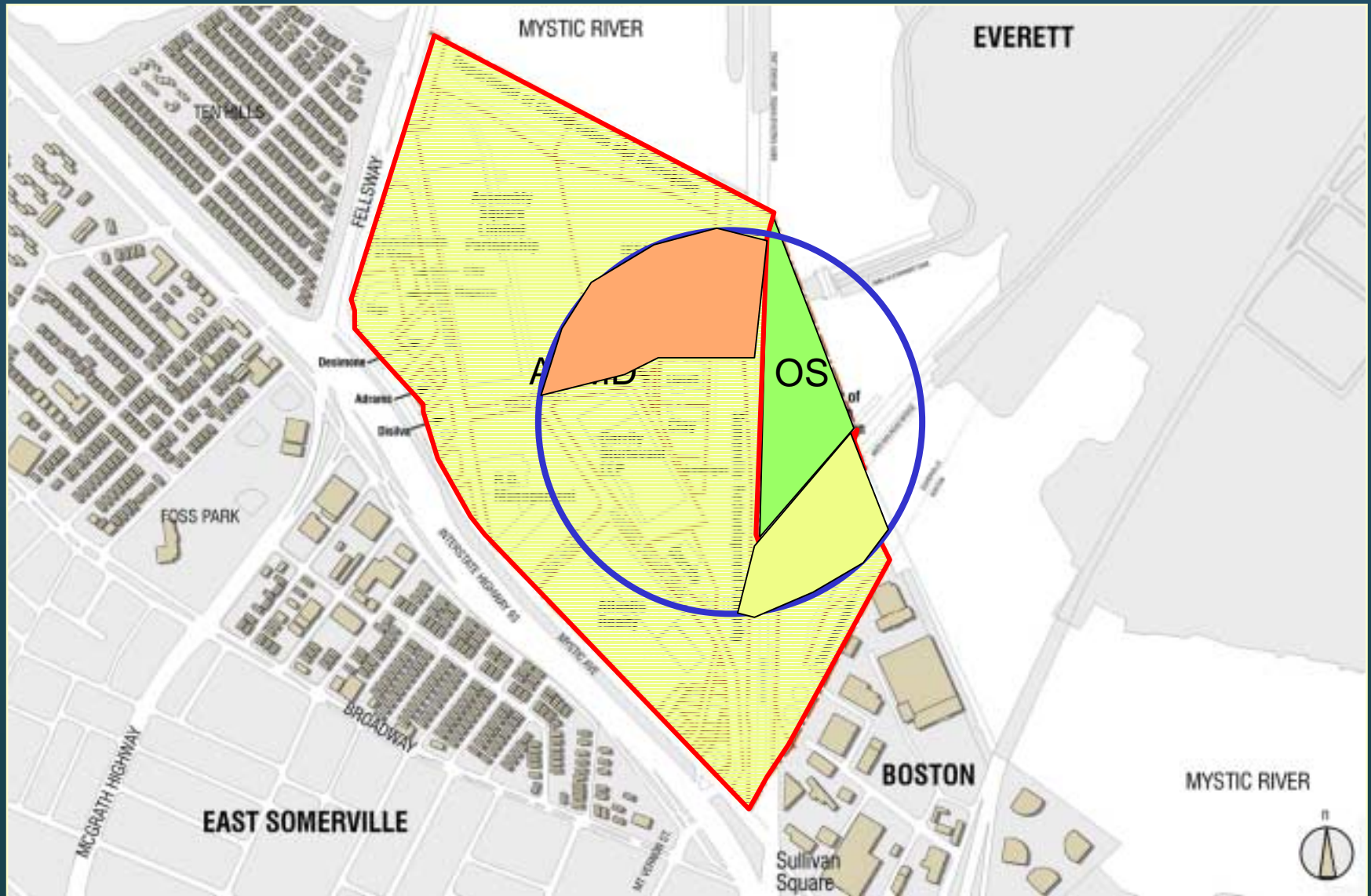
- Two Developments each between 250,000 and 500,000 square feet
- Priority Permitted Use Development may not be larger than the companion Development
- Only one Development can be housing
- Must be within 1,000 feet of the new Orange Line T station

Zones: Transit Oriented Development



Assembly Square

Zones: Transit Oriented Development



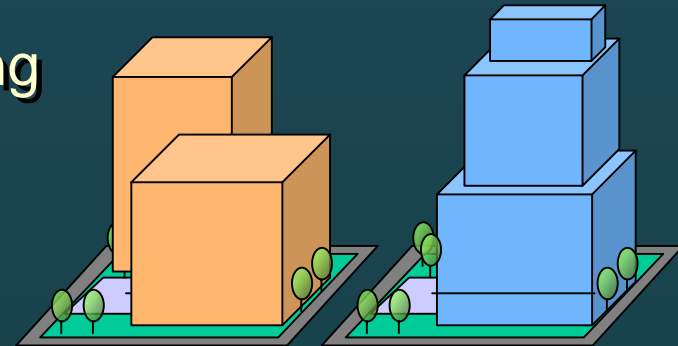
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Zoning: Development Approval Process

Priority Permitted Use Process: Qualifying Developments

Housing Development

- Developments composed of Housing (at least 150 units, density at 50 units/acre minimum)
- Priority Permitted Use Development may not be larger than the companion Special Permit Development
- Only one Development can be housing



Zoning: Development Approval Process

Priority Permitted Use Process: Qualifying Developments

Retail Development

- Retenancing of a Mall with listed uses that are less than 75,000 square feet each
- Companion Special Permit Development must be mixed use (office, housing), only ground floor retail, and must be between 300,000 and 350,000 square feet of building area

Covenant

- Must build 75,000 square feet every 18 months over 6 years
- Must ensure construction and public use of Waterfront Access Drive and New Main Street

Assembly Square

Recent Development Concepts



Assembly Square



TAURUS
 Taurus Development Group, LLC

GRAVESTAR
 GRAVESTAR DEVELOPMENT



YIM HING Hing Hing Development, Inc.

GOODY CLANCY
 Architects, Planning, Preservation

Carter Burgess
 65 East Street
 Cambridge, MA 02142
 (617) 552-0000 • (617) 552-0001



Assembly Square

Zoning: Development Approval Process

Priority Permitted Use Process: Qualifying Developments

Approved Mixed Use PUD Development

- Mixed Uses – Uses, buildings and site plans that have been approved through a Preliminary Master Plan or Special Permit
- May only include ground floor retail

Covenant

- Must build the Master Plan mixed use development within 7 years
- Must ensure construction and public use of Waterfront Access Drive and New Main Street

Assembly Square

The map illustrates the Assembly Square development, a large-scale urban project located along the city's waterfront. Key features include:

- Assembly Square Mall (U)**: A large central retail building.
- Various Office Buildings**: Labeled as "Office (S-1)", "Office (S-2)", etc., scattered throughout the site.
- Parking Lots**: Numerous designated areas for vehicle storage, some labeled "Entire Street Parking".
- Public Spaces**: Includes "Evanston Park" and other green spaces.
- Infrastructure**: The map shows proximity to Lake Michigan, major roads like "Mystic Avenue", and existing industrial structures.

Location/Property	Retail (sq ft)	Office/R&D	Residential (sq ft)	Industrial	Parking (sq ft)	Total
Assembly Square Mall	341,771	0	0	0	0	341,771

Location/Property	Permit (sq)	Office/MSD	Residential (sq)	Street/Off-Street Parking (sq)	Total
Assembly Square Mall	341,211	0	0	0	341,211

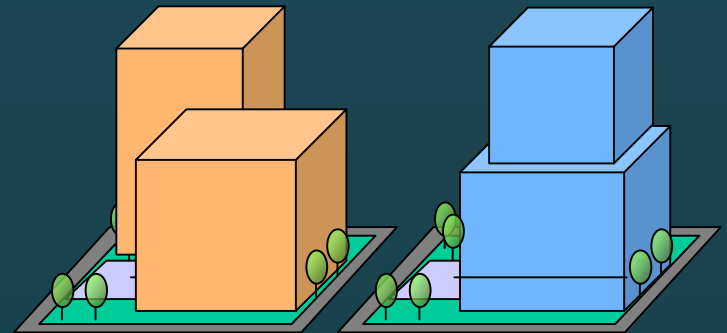
Priority Permitted Use Process



Zoning: Priority Permitted Use Process

Review Participants for Priority Permitted Use Process

- Planning Board (Special Permit Granting Authority)
- Assembly Square Design Review Committee
- Somerville Redevelopment Authority
- PUBLIC



Zoning: Waterfront Overlay District

Purpose

- Promote preservation of significant riverfront open space
- Promote high standards of architectural design

The River Edge



Assembly Square

The River Edge



Assembly Square

Assembly Square: Real Smart Growth

Redevelop First

- Focus on land that has already been developed; it is much less costly than new construction



Assembly Square: Real Smart Growth

Concentrate New Development

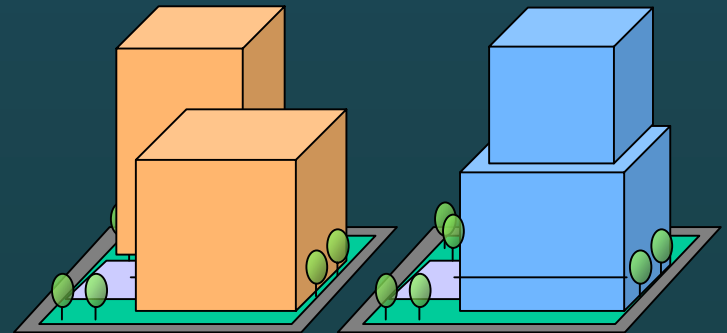
- Mix housing, retail and business development in walkable districts



Assembly Square: Real Smart Growth

Be fair

- Equally share the benefits and burdens of development



Assembly Square: Real Smart Growth

Restore and enhance the environment

- Protect valuable land



Assembly Square: Real Smart Growth

Conserve natural resources



Assembly Square

Assembly Square: Real Smart Growth

Expand housing opportunities

Priority Permitted Use Process: Qualifying Developments

- Transit- Oriented Development
- **Housing**
- Mixed Use with a Retenanted Mall
- Mixed Use with a Prior-Approved PUD (IKEA)

Assembly Square: Real Smart Growth

Provide transportation choices



Assembly Square

Assembly Square: Real Smart Growth

Increase job opportunities



Assembly Square

Assembly Square: Real Smart Growth

Promote sustainable businesses

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED):

A program operated by the US Green Building Council. More information on LEED including copies of worksheets can be obtained at http://www.usgbc.org/LEED/LEED_main.asp or by writing US Green Building Council 1015 18th Street, NW, Suite 805 Washington, DC 20036. Development projects in the ASMD are required to complete the applicable LEED worksheets and highly encouraged to attain LEED certification.

Assembly Square: Real Smart Growth

Plan regionally



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Building Towards a Mixed Use Future



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